

**35 Stockade Drive, Walkley Heights, SA 5098**

**House For Sale**

Wednesday, 29 November 2023

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35 Stockade Drive, Walkley Heights, SA 5098

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 828 m2**

**Type: House**



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## Auction - Contact Agent

Auction Location: On Site Immerse yourself in the inviting warmth of this charming family haven, nestled within the tranquil and highly sought-after community of Walkley Heights. Situated on a spacious allotment and surrounded by meticulously landscaped gardens, this expansive residence effortlessly combines sophistication with laid-back comfort. As you approach, an inviting entranceway greets you with high coffered ceilings, seamlessly guiding you into the spacious living room. The journey unfolds into the heart of the home, revealing a generous dining and family room. The timeless, well-appointed kitchen, boasting ample storage and a pantry, overlooks the family and dining areas. Designed with practicality in mind, the layout features four generously sized bedrooms, ensuring abundant space for a growing family. Stepping outside, the potential for socializing and relaxation is limitless in the expansive paved covered entertaining area, complemented by a charming pitched roof pergola—perfect for hosting gatherings with family and friends. For those with a green thumb, a greenhouse and ample planting space await, providing the perfect environment to cultivate your own produce. Whether you're in search of a well-situated first home, a spacious dwelling for the entire family in a highly coveted locale, a downsizing option near excellent local amenities, or an astute investment property poised for future growth—this property is tailor-made for you. Seize this incredible opportunity; your dream home awaits! Features that make this home special:- Large master bedroom with walk-in robe and generous double basin ensuite- Generous sized bedrooms 2, 3 and 4, all complete with built-in robes- Spacious entry with formal living room offering split system air conditioner - Charming white kitchen with stainless steel dishwasher and abundance of cupboard storage and sweeping benchtops including a breakfast bar- Generous dining room adjacent the kitchen with wall heater to enjoy in the cooler months- Generous family room with bi-fold doors adjoining to the dining area and external access - 3-way bathroom with bath and shower + separate toilet for convenience- Generous laundry with external access and linen storage- Ducted evaporative air conditioning throughout- Large pitched roof pergola, with an abundance of room for entertaining - Additional raised deck, overlooking the manicured gardens, complete with vegetable patches and greenhouse- Garden shed- Rainwater tank- Double-width garage with panel door with roller door access to the pergola - Generous paved driveway for additional off-street parking Ideally located in the highly sought after suburb of Walkley Heights, and within convenient walking distance to the beautiful Dry Creek and walking trails. Minutes away from parks, public transport options and a variety of schools including Ingle Farm Primary, Valley View Secondary, St Pauls College, Heritage College and Cedar College. Only a short drive to Ingle Farm Shopping Centre and all the shopping and entertainment that the newly refurbished Tea Tree Plaza has to offer. All this and less than 14km (approximately) to the Adelaide CBD! All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174